

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING



SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- ☐ Application for Dimensional Variance
- ☐ Application for a Use Variance
- ☐ Application for a Section 6 Finding
- ☒ Special Permit for Use permissible by Special Permit
- ☐ Appeal from a Decision of the Zoning Enforcement Officer
- ☐ Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 171 VFW Drive & 216 Pleasant Street,
Rockland, MA 02370
2. Name(s) of Owner(s) of Property: Rockland Station LLC & Delmonico Robert M. Trustee
3. Owner's Address: 171 VFW Drive, Rockland, MA 02370
4. Name of Applicant(s): Robert M. Delmonico
5. Address of Applicant: 171 VFW Drive
Rockland, MA 02370
6. Applicant's Phone: Home: _____ Work: 781-871-4400 x 204
Cell: 781-706-5757 Fax: _____
E-Mail: RMD@radsports.com
7. State the Assessor's Map # 24 and Lot # 34 of the property.

24 29
8. State the Zoning District in which the property is located: B-2
9. Explain in-depth what you are proposing to do: _____
See #1 on Attached Sheet

Rockland Zoning Board Application

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10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

N/A

11. List all applicable sections of the Zoning Bylaw that pertains to this application:
Business II Zoning District 415-14, Uses requiring special permit section C item (22)

Manufacturing, assemblage, processing and storage operations that are not offensive by reason of emission of odor, fumes, dust, smoke, noise and/or vibration, or that would have a negative impact on the environment or living conditions within the

Town or adjacent towns.

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary)

N/A

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

See #2 on Attached Sheet

1.) Explain in-depth what you are proposing to do:

R.A.D Sports is proposing to construct a 35,000 SF building to support and grow its current business of sports field construction. The building would serve two purposes. The first would be to store equipment and materials that are currently stored outside. The second purpose would be to process existing synthetic turf so the materials can be reused. The proposed building and processing equipment would allow us to separate the turf system back to its original components for reuse.

Synthetic turf is made up of three (3) main components: sand, rubber, and plastic fiber/backing. The proposed equipment performs two main activities. The first is to separate the sand and rubber from the synthetic turf fiber and backing. The second step is to process the sand and rubber into individual super sacks. This procedure allows the materials to be reused in the market for synthetic turf installations as originally installed. While this building will help support/grow our current business it will also fill a missing gap in our industry. We would be keeping these materials out of landfills and be able to offer a sustainable solution for our customers.

2.) If this is an application for a special permit, describe in detail the permit you are seeking and provide the board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

R.A.D. Sports is seeking a special permit for processing and storage operations related to the recycling of existing synthetic turf fields. The processing operation would take place inside the proposed 35,000 SF building. Although we don't anticipate any issues, this would keep any potential nuisances (odor, dust, noise, environmental concern etc.) of the operation inside. The only outside equipment would be the dust collector system which includes a series of filters. This would be installed on a concrete pad and be surrounded by an enclosure for aesthetics and to limit any sound pollution.

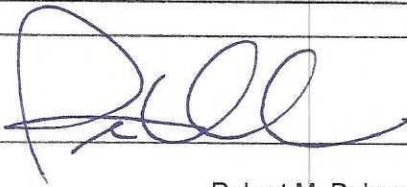
The proposed project will meet the performance standards outlined in section 415-79 and 415-80 of the zoning by-laws as described below:

- 1) All dimensional requirements have been met per the submitted site plan.
- 2) The 10-foot (side) and 20-foot (front) landscape buffers between the property lines and proposed improvements have been provided.
- 3) Onsite access is designed for proper circulation throughout the site to utilize the existing site access from 171 VFW Dr. Emergency access and building circulation is provided from pleasant street at the request of the Fire Department.
- 4) Sewage for the proposed building will be designed to meet the Town requirements. Debris and trash will be disposed of as frequently needed to ensure a clean site.

- 5) The proposed improvements will require a site plan review application/permit. As part of this process a stormwater report will be prepared, and a drainage system designed to meet the current stormwater standards.
- 6) The proposed improvements will require a site plan review application/permit. As part of this process a soil erosion control plan will be prepared to account for construction and final site activities.
- 7) As with current operations all deliveries and loading operations will take place onsite and not on adjacent streets.
- 8) Site security lighting will be installed on the proposed building and shielded from neighboring properties.
- 9) The proposed improvements will not adversely impact steep slopes, floodplains, scenic views, grade changes and wetlands.
- 10) A site plan review permit application will be submitted following the special permit zoning board process.
- 11) Work hours will be within the required Monday – Friday 7:00am to 6:00pm and Saturday 7:00am to 3:30pm timeframes. No work will occur on Sundays and holidays.

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____ N/A

Signed: _____



3/12/2024

Robert M. Delmonico

Owner(s) of Record

All owners must sign

Signed: _____

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

N/A

Signature of Attorney (if any)

Date: _____





TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

February 27, 2024

CERTIFIED ABUTTERS LIST OF MAP 24 – PARCEL 34

171 VFW DRIVE

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Meg Peterson – Director of Assessing

Parcel ID	Owner	Location	Mailing Street	Mailing City
24-34	ROCKLAND STATION LLC	171 VFW DR	171 VFW DR	ROCKLAND MA 02370
19-70	TOWN OF ROCKLAND BOARD OF HEALTH	279 PLEASANT ST	242 UNION ST (TOWN HALL)	ROCKLAND MA 02370
19-73	SPATATO SALVATORE & VINCENT J TRS - CENTRO REALTY TR	265 PLEASANT ST	BOX 552	ROCKLAND MA 02370
19-75	SPATATO SALVATORE & SPATATO VINCENT JAMES	0 PLEASANT ST	26 STETSON SHRINE LN	NORWELL MA 02061
19-76	SPATATO SALVATORE & VINCENT J TRS - CENTRO REALTY TR	0 PLEASANT ST	PO BOX 552	ROCKLAND MA 02370
19-77	LYONS RAYMOND E & TERI L TRS R T L REALTY TR OF THE	197 VFW DR	197 V F W DR	ROCKLAND MA 02370
19-78	HARRIS SHAWN TRUSTEE RYANS REALTY TRUST	195 VFW DR	PO BOX 395	SCITUATE MA 02066
19-87-1	GREENWOOD CAITLIN D	1 BOXBERRY LN	1 BOXBERRY LN	ROCKLAND MA 02370
19-87-2	MCGUINNESS ANDREW J C/O MCGUINNESS ANDREW J TRUSRE	2 BOXBERRY LN	2 BOXBERRY LN	ROCKLAND MA 02370
19-87-3	HAUTALA ERIC JOHN & PATRICIA M	3 BOXBERRY LN	3 BOXBERRY LN	ROCKLAND MA 02370
19-87-4	GORDON RONALD L & KEYES S TRS BOXBERRY KEYES REALTY TRUST	4 BOXBERRY LN	77 ACCORD PARK DR #C-14	NORWELL MA 02061
19-87-5	MAXWELL JORDAN & KREUZ NICOLE	5 BOXBERRY LN	5 BOXBERRY LN	ROCKLAND MA 02370
19-87-6	ROBBINS STEVEN A	6 BOXBERRY LN	6 BOXBERRY LN	ROCKLAND MA 02370
19-87-7	DOYLE JOHN J IV	7 BOXBERRY LN	7 BOXBERRY LN	ROCKLAND MA 02370
19-87-8	MOREAU JANICE E & BRICK C & S TRUSTEES 8 BOXBERRY LN RLTY TR	8 BOXBERRY LN	8 BOXBERRY LN	ROCKLAND MA 02370
19-87-9	MURPHY NOREEN	9 BOXBERRY LN	9 BOXBERRY LN	ROCKLAND MA 02370
19-87-10	MCCARTHY ANDREW L	10 BOXBERRY LN	10 BOXBERRY LN	ROCKLAND MA 02370
19-87-11	FULFORD JOSEPH	11 BOXBERRY LN	11 BOXBERRY LN	ROCKLAND MA 02370
19-87-12	DOYLE BRENDAN J & CONNOLLY KERRIN J	12 BOXBERRY LN	12 BOXBERRY LN	ROCKLAND MA 02370
19-87-13	PANDOLFO WILLIAM S	13 BOXBERRY LN	33 TYLER LN	HANOVER MA 02339
19-87-14	LILLANEY SHIV & NANDA S	14 BOXBERRY LN	23 CHEROKEE RD	CANTON MA 02021
19-87-15	PANDOLFO WILLIAM S	15 BOXBERRY LN	33 TYLER LN	HANOVER MA 02339
19-87-16	WHYTE KATHRYN E	16 BOXBERRY LN	16 BOXBERRY LN	ROCKLAND MA 02370
19-87-17	DE SOUZA ELTON HENRIQUE	17 BOXBERRY LN	17 BOXBERRY LN	ROCKLAND MA 02370

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Parcel ID	Owner	Location	Mailing Street	Mailing City
19-87-18	DOYLE MAUREEN & DANIEL	18 BOXBERRY LN	88 RING RD	PLYMPTON MA 02367
19-87-19	MATYOSUS MARK	19 BOXBERRY LN	19 BOXBERRY LN	ROCKLAND MA 02370
19-87-20	COLLYER MICHAEL JR C/O BRIGHT COURTNEY	20 BOXBERRY LN	20 BOXBERRY LN	ROCKLAND MA 02370
19-87-21	ROCHE KELLI J	21 BOXBERRY LN	21 BOXBERRY LN	ROCKLAND MA 02370
19-87-22	REARDON JOHN R & ELAINE F	22 BOXBERRY LN	22 BOXBERRY LN	ROCKLAND MA 02370
19-87-23	GANNON MICHELLE L & MATTHEW O	23 BOXBERRY LN	23 BOXBERRY LN	ROCKLAND MA 02370
19-87-24	OUELLETTE MARK D	24 BOXBERRY LN	24 BOXBERRY LN	ROCKLAND MA 02370
19-87-25	HENDRY DAVID D	25 BOXBERRY LN	25 BOXBERRY LN	ROCKLAND MA 02370
19-87-26	WANG TEWEI & CHONG SUSANNA M	26 BOXBERRY LN	114 FOREST ST	MIDDLETON MA 01949
19-87-27	SPORTSMANS TRAIL TRUST	27 BOXBERRY LN	27 BOXBERRY LN	ROCKLAND MA 02370
19-87-28	OGAR JUDITH	28 BOXBERRY LN	28 BOXBERRY LN	ROCKLAND MA 02370
19-87-29	VISCONTE STEPHEN M	29 BOXBERRY LN	29 BOXBERRY LN	ROCKLAND MA 02370
19-87-30	LILLANEY SHIV C TRUSTEE GEM949 REALTY TRUST	30 BOXBERRY LN	23 CHEROKEE RD	CANTON MA 02021
19-87-31	MCCANN LIAM MICHAEL & MCCANN MARGARET KELLY	31 BOXBERRY LN	31 BOXBERRY LN	ROCKLAND MA 02370
19-87-32	KING KEITH	32 BOXBERRY LN	32 BOXBERRY LN	ROCKLAND MA 02370
19-87-33	NULLE KATHERINE & RITZ ROBERT II	33 BOXBERRY LN	33 BOXBERRY LN	ROCKLAND MA 02370
19-87-34	LEBBOSSIERE EMILY & LESAGE THOMAS JR	34 BOXBERRY LN	34 BOXBERRY LN	ROCKLAND MA 02370
19-87-35	BUCKLEY MARC F	35 BOXBERRY LN	35 BOXBERRY LN	ROCKLAND MA 02370
19-87-36	MOREAU JANICE E & BRICK C & S TRUSTEES 36 BOXBERRY LN RLTY T	36 BOXBERRY LN	36 BOXBERRY LN	ROCKLAND MA 02370
19-87-37	FOREMAN LAURIE	37 BOXBERRY LN	37 BOXBERRY LN	ROCKLAND MA 02370
19-87-38	FU CELIA J	38 BOXBERRY LN	38 BOXBERRY LN	ROCKLAND MA 02370
19-87-39	KAING SOVANDARARITH M & HAMILTON KAREN	39 BOXBERRY LN	39 BOXBERRY LN	ROCKLAND MA 02370
19-87-40	CORCORAN BLAIR E	40 BOXBERRY LN	40 BOXBERRY LN	ROCKLAND MA 02370
19-87-41	YUEN CATHERINE V	41 BOXBERRY LN	41 BOXBERRY LN	ROCKLAND MA 02370
19-87-42	WHITE STEVEN J. & JOANNE J. TRUSTEES OF THE 42 BOXBERRY LN	42 BOXBERRY LN	PO BOX 59 15 CENTRAL ST	ABINGTON MA 02351
19-87-43	PATEL BINAL V & VINAY B	43 BOXBERRY LN	51 WINDWARD LN	HANOVER MA 02339
19-87-44	PICARDI VINCENT JR	44 BOXBERRY LN	44 BOXBERRY LN	ROCKLAND MA 02370
19-87-45	MALIGNO CHRISTOPHER	45 BOXBERRY LN	45 BOXBERRY LN	ROCKLAND MA 02370
19-87-46	KRASNIQI KORAB & PANGO DHESPINA	46 BOXBERRY LN	46 BOXBERRY LN	ROCKLAND MA 02370
19-87-47	THIBEAU JAMES B	47 BOXBERRY LN	47 BOXBERRY LN	ROCKLAND MA 02370
19-87-48	DURFEE CLINTON J	48 BOXBERRY LN	48 BOXBERRY LN	ROCKLAND MA 02370
19-87-49	DIGANGI ANTHONY R	49 BOXBERRY LN	49 BOXBERRY LN	ROCKLAND MA 02370
19-87-50	SHAW KRISTINE H TRUSTEE KRISTINE H SHAW REVOCABLE TR	50 BOXBERRY LN	50 BOXBERRY LN	ROCKLAND MA 02370
19-87-51	AVITABILE PETER	51 BOXBERRY LN	51 BOXBERRY LN	ROCKLAND MA 02370
19-87-52	NATHAN SUZETTE	52 BOXBERRY LN	52 BOXBERRY LN	ROCKLAND MA 02370
19-87-53	CARR KATHERINE	53 BOXBERRY LN	53 BOXBERRY LN	ROCKLAND MA 02370
19-87-54	STAFFORD ROBERT	54 BOXBERRY LN	54 BOXBERRY LN	ROCKLAND MA 02370

TOWN OF ROCKLAND

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19-87-55	KORONA ELAINE F LE	55 BOXBERRY LN	55 BOXBERRY LN	ROCKLAND MA 02370
19-87-56	DERAMO JASON	56 BOXBERRY LN	56 BOXBERRY LN	ROCKLAND MA 02370
19-87-57	BRADY SHAUNA C	57 BOXBERRY LN	57 BOXBERRY LN	ROCKLAND MA 02370
19-87-58	EROMIN ARIEL B & DONAHUE JOHN MARK JR	58 BOXBERRY LN	58 BOXBERRY LN	ROCKLAND MA 02370
19-87-59	JACOBS MATTHEW	59 BOXBERRY LN	41 NORTHFIELD RD	LONGMEADOW MA 01106
19-87-60	DEPATTO MATTHEW LOUIS	60 BOXBERRY LN	60 BOXBERRY LN	ROCKLAND MA 02370
19-87-61	MCNEIL MICHAEL & ST. GEORGE CYNDI	61 BOXBERRY LN	61 BOXBERRY LN	ROCKLAND MA 02370
19-87-62	MARTIN DEBORAH L	62 BOXBERRY LN	62 BOXBERRY LN	ROCKLAND MA 02370
19-87-63	CIAMPA KERRIE A	63 BOXBERRY LN	63 BOXBERRY LN	ROCKLAND MA 02370
19-87-64	REYNOLDS THOMAS W & EDWARDS SHELLEY A	64 BOXBERRY LN	64 BOXBERRY LN	ROCKLAND MA 02370
19-87-65	HARRISON SEAN & ALLISON FINCH	65 BOXBERRY LN	55 OAK ST	S. WEYMOUTH MA 02190-3325
19-87-66	GALVIN KATHLEEN L & CHRISTIAN 66 BOXBERRY LANE REALTY TRUST	66 BOXBERRY LN	66 BOXBERRY LN	ROCKLAND MA 02370
19-87-67	KELLEHER EDMOND J & MICHELLE P	67 BOXBERRY LN	67 BOXBERRY LN	ROCKLAND MA 02370
19-87-68	OHA SAYDE MARIA TRUSTEE 68 BOXBERRY LN NOMINEE RE TRST	68 BOXBERRY LN	68 BOXBERRY LN	ROCKLAND MA 02370
19-87-69	LEHR JOSHUA M	69 BOXBERRY LN	69 BOXBERRY LN	ROCKLAND MA 02370
19-87-70	BERESNITZKY BENITO & VIVIAN	70 BOXBERRY LN	70 BOXBERRY LN	ROCKLAND MA 02370
19-87-71	CORBETT JOSEPH F.	71 BOXBERRY LN	71 BOXBERRY LN	ROCKLAND MA 02370
19-87-72	WALTERS SHAYLIN	72 BOXBERRY LN	72 BOXBERRY LN	ROCKLAND MA 02370
19-87-73	EMJAY INVESTMENTS LLC	73 BOXBERRY LN	23 CHEROKEE RD	CANTON MA 02021
19-87-74	WHITE STEVEN T TRS OF FOUR B REALTY TRUST	74 BOXBERRY LN	PO BOX 59 15 CENTRAL ST	ABINGTON MA 02351
19-87-75	BOUZAN MELISSA A	75 BOXBERRY LN	75 BOXBERRY LN	ROCKLAND MA 02370
19-87-76	TUTTY DEBRA J	76 BOXBERRY LN	76 BOXBERRY LN	ROCKLAND MA 02370
19-87-77	MCCONNELL MATHEW R & MARTHA A	77 BOXBERRY LN	77 BOXBERRY LN	ROCKLAND MA 02370
19-87-78	BLAUER ZACKARY	78 BOXBERRY LN	78 BOXBERRY LN	ROCKLAND MA 02370
19-87-79	MILLER WILLIAM	79 BOXBERRY LN	79 BOXBERRY LN	ROCKLAND MA 02370
19-87-80	MANNING DIAN TRUSTEE DIAN MANNING 2020 TRUST	80 BOXBERRY LN	22 DRIFTWAY RD	WEYMOUTH MA 02191
19-87-81	BAILEY KATHLEEN G	81 BOXBERRY LN	81 BOXBERRY LN	ROCKLAND MA 02370
19-87-82	SOUTHWORTH KENNETH CHARLES	82 BOXBERRY LN	82 BOXBERRY LN	ROCKLAND MA 02370
19-87-83	ANDREWS JORDAN J & CASEY L	83 BOXBERRY LN	83 BOXBERRY LN	ROCKLAND MA 02370
19-87-84	MCNEIL COREY R & SARAH S TRS MCNEIL FAMILY TRUST	84 BOXBERRY LN	1099 MAIN ST	NORWELL MA 02061
19-87-85	ROFFO STEVEN	85 BOXBERRY LN	85 BOXBERRY LN	ROCKLAND MA 02370
19-87-86	CONNERS KATIE	86 BOXBERRY LN	86 BOXBERRY LN	ROCKLAND MA 02370
19-87-87	YERINA YULIYA	87 BOXBERRY LN	87 BOXBERRY LN	ROCKLAND MA 02370
19-87-88	ROSE CHRISTINE M	88 BOXBERRY LN	88 BOXBERRY LN	ROCKLAND MA 02370
19-87-89	YANNIZZI TRACY A & CAITLIN	89 BOXBERRY LN	89 BOXBERRY LN	ROCKLAND MA 02370
19-87-91	MORIARTY KATE R	91 BOXBERRY LN	91 BOXBERRY LN	ROCKLAND MA 02370
19-87-93	FERDIE LLC	93 BOXBERRY LN	1540 BEDFORD ST	ABINGTON MA 02351
19-87-95	MINKLE JAMES W	95 BOXBERRY LN	95 BOXBERRY LN	ROCKLAND MA 02370
19-87-97	SUBRAMANIYAN SUGUNAN	97 BOXBERRY LN	97 BOXBERRY LN	ROCKLAND MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
19-87-99	PUSATERI ANTHONY J JR & JOAN S	99 BOXBERRY LN	6 PUSATERI PL	ABINGTON MA 02351
19-87-101	PUSATERI JOHN M & DEBRA	101 BOXBERRY LN	161 SPRING MEADOW LN	HANOVER MA 02339
19-87-103	GAROFALO JOHN J	103 BOXBERRY LN	103 BOXBERRY LN	ROCKLAND MA 02370
19-87-105	OLES MICHAEL DAVID	105 BOXBERRY LN	105 BOXBERRY LN	ROCKLAND MA 02370
19-87-107	RIZZO MICHAEL J	107 BOXBERRY LN	107 BOXBERRY LN	ROCKLAND MA 02370
19-87-109	BROOKFIELD ARTHUR J SR TRS FIELDBROOK REALTY TR	109 BOXBERRY LN	109 BOXBERRY LN	ROCKLAND MA 02370
19-87-111	CARDOSO GILBERT D & ROSE P	111 BOXBERRY LN	111 BOXBERRY LN	ROCKLAND MA 02370
19-87-113	OWENS NANCY J	113 BOXBERRY LN	113 BOXBERRY LN	ROCKLAND MA 02370
19-87-115	BAUER KERRY LEIGH	115 BOXBERRY LN	115 BOXBERRY LN	ROCKLAND MA 02370
19-101	ALBANY ROAD-ROCKLAND 190 LLC	190 VFW DR	155 FEDERAL ST SUITE 1202	BOSTON MA 02110
24-1	DEMEO GERALDINE F TRUSTEE 245 PLEASANT ST REALTY TRUST	245 PLEASANT ST	245 PLEASANT ST	ROCKLAND MA 02370
24-2	MCPHAIL MATTHEW V & JANET E	237 PLEASANT ST	237 PLEASANT ST	ROCKLAND MA 02370
24-3	WHITE MATTHEW E & MOORE KORI A	227 PLEASANT ST	227 PLEASANT ST	ROCKLAND MA 02370
24-4	COSTA LEANDRO C & COLLEEN E	219 PLEASANT ST	219 PLEASANT ST	ROCKLAND MA 02370
24-5	VECCHIONE THOMAS JR	215 PLEASANT ST	215 PLEASANT ST	ROCKLAND MA 02370
24-6	PINTO KLEBER JR & DOMINGOS VANESSA D	207 PLEASANT ST	207 PLEASANT ST	ROCKLAND MA 02370
24-7	GEAGAN DANIEL A	199 PLEASANT ST	199 PLEASANT ST	ROCKLAND MA 02370
24-8	STRUZZIERI KEITH W	191 PLEASANT ST	191 PLEASANT ST	ROCKLAND MA 02370
24-9	WRIGHT JOHN & LISA	185 PLEASANT ST	185 PLEASANT ST	ROCKLAND MA 02370
24-10	FREITAS VALCI FIGUEIRA	171 PLEASANT ST	171 PLEASANT ST	ROCKLAND MA 02370
24-11	PARTNERS MANAGEMENT GROUP LLC	2-10 ROCKVIEW WAY	500 CHESTNUT ST SUITE 102	ABINGTON MA 02351
24-12	WALSH MICHAEL C	159 PLEASANT ST	159 PLEASANT ST	ROCKLAND MA 02370
24-13	DELONG KATHY HORN KENNETH	143 PLEASANT ST	39 FARMSIDE DR	PEMBROKE MA 02359-1725
24-26	TOWN OF ROCKLAND	0 PLEASANT ST	242 UNION ST	ROCKLAND MA 02370
24-27-2A	JBM ENTERPRISES LLC	198-200 PLEASANT ST	ATTN ATLANTIC CLEANING PRODUC 207 FAIRWAYS EDGE DR	MARSHFIELD MA 02050
24-27-2C	WELCH WILLIAM L TRUSTEE WELCH REALTY TRUST	190 PLEASANT ST	190 PLEASANT ST #2C	ROCKLAND MA 02370
24-27-2D	276 NORTH CORPORATION	194-196 PLEASANT ST	194 PLEASANT ST	ROCKLAND MA 02370
24-27-2E	KIBBLE LINDA J TRUSTEE K J L REALTY TRUST	192 PLEASANT ST	78 GOVERNORS RD	MILTON MA 02186
24-29	DELMONICO ROBERT M TRUSTEE PLEASANT STREET REALTY TRS	216 PLEASANT ST	171 VFW DR	ROCKLAND MA 02370
24-32	HARRIS ROBERT E	244 PLEASANT ST	2 BORDEN RD	SCITUATE MA 02066
24-33	LUNDGREN GARY TRUSTEE HRG REALTY TRUST/HIGHWAY AUTO	189 VFW DR	189 VFW DR	ROCKLAND MA 02370
24-36	GRELOCH MIECZYSLAW	55 VFW DR	55 VFW DR	ROCKLAND MA 02370
24-39	QUEENAN BRIAN GUILFOYLE KATHLEEN	901 LIBERTY ST	901 LIBERTY ST	ROCKLAND MA 02370
24-43	BENNETT DAVID A & BARBARA J	865 LIBERTY ST	865 LIBERTY ST	ROCKLAND MA 02370
24-47	HARRIS KRISTEN M	38 HACKETT CIR	38 HACKETT CIR	ROCKLAND MA 02370



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Parcel ID	Owner	Location	Mailing Street	Mailing City
24-48	NGUYEN HIEU MINH & NGUYEN MINH VAN	53 HACKETT CIR	53 HACKETT CIR	ROCKLAND MA 02370
24-79	SULLIVAN ROBERT D TRUSTEE FIFTY VFW DR REALTY TRUST	50 VFW DR	41 ACCORD PARK DR	NORWELL MA 02061-1614
24-83	ALBANY ROAD-ROCKLAND LLC	180 VFW DR	155 FEDERAL ST SUITE 1202	BOSTON MA 02110
24-85	WARWICK WALTRAUD P	109 LINCOLN RD	109 LINCOLN RD	ROCKLAND MA 02370
24-86	PLAYERS LLC	86 VFW DR	716 BEACON ST UNIT 590146	NEWTON CENTER MA 02459
24-87	PACHECO MAX S & SANCHEZ TANIA M	93 LINCOLN RD	93 LINCOLN RD	ROCKLAND MA 02370
24-111	ROBBIE HOWARD STREET LIMITED	180 PLEASANT ST	ATTN POLYMER DESIGN 180 PLEASANT ST	ROCKLAND MA 02370
24-113	GRELOCH MIECZYSLAW	0 PLEASANT ST	55 VFW DR	ROCKLAND MA 02370
24-114	MCCARTHY JOHN W TR LOT FOUR REALTY TRUST	0 PLEASANT ST	204 LINDEN PONDS WAY UNIT 405	HINGHAM MA 02043
24-115	50 PPR LLC	50 PLEASANT PK	50 PLEASANT PK	ROCKLAND MA 02370
24-116	DEMELO KIM WOJCIULA	170 PLEASANT ST	1181 BEDFORD ST	WHITMAN MA 02382
24-117	WHITE WILLIAM G & DONNA L TRS W&D WHITE REALTY TRUST	160 PLEASANT ST	83 PRINCE ROGERS WAY	MARSHFIELD MA 02050
24-120	SULLIVAN MARY ROBERT DAVID & RIVKIND RALPH J TRS MFS TRUST	0 VFW DR	41 ACCORD PARK DR	NORWELL MA 02061-1614
24-123	GVC LLC	1 ROCKVIEW WAY	82 RODMAN ST	QUINCY MA 02169

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

THIS LIST IS VALID FOR 90 DAYS



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

February 27, 2024

CERTIFIED ABUTTERS LIST OF MAP 24 – PARCEL 29

216 PLEASANT STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Meg Peterson – Director of Assessing

Parcel ID	Owner	Location	Mailing Street	Mailing City
24-29	DELMONICO ROBERT M TRUSTEE PLEASANT STREET REALTY TRS	216 PLEASANT ST	171 VFW DR	ROCKLAND MA 02370
19-73	SPATATO SALVATORE & VINCENT J TRS - CENTRO REALTY TR	265 PLEASANT ST	BOX 552	ROCKLAND MA 02370
19-75	SPATARO SALVATORE & SPATARO VINCENT JAMES	0 PLEASANT ST	26 STETSON SHRINE LN	NORWELL MA 02061
19-76	SPATARO SALVATORE & VINCENT J TRS - CENTRO REALTY TR	0 PLEASANT ST	PO BOX 552	ROCKLAND MA 02370
19-77	LYONS RAYMOND E & TERI L TRS R T L REALTY TR OF THE	197 VFW DR	197 V F W DR	ROCKLAND MA 02370
19-78	HARRIS SHAWN TRUSTEE RYANS REALTY TRUST	195 VFW DR	PO BOX 395	SCITUATE MA 02066
24-1	DEMEO GERALDINE F TRUSTEE 245 PLEASANT ST REALTY TRUST	245 PLEASANT ST	245 PLEASANT ST	ROCKLAND MA 02370
24-2	MCPHAIL MATTHEW V & JANET E	237 PLEASANT ST	237 PLEASANT ST	ROCKLAND MA 02370
24-3	WHITE MATTHEW E & MOORE KORI A	227 PLEASANT ST	227 PLEASANT ST	ROCKLAND MA 02370
24-4	COSTA LEANDRO C & COLLEEN E	219 PLEASANT ST	219 PLEASANT ST	ROCKLAND MA 02370
24-5	VECCHIONE THOMAS JR	215 PLEASANT ST	215 PLEASANT ST	ROCKLAND MA 02370
24-6	PINTO KLEBER JR & DOMINGOS VANESSA D	207 PLEASANT ST	207 PLEASANT ST	ROCKLAND MA 02370
24-7	GEAGAN DANIEL A	199 PLEASANT ST	199 PLEASANT ST	ROCKLAND MA 02370
24-8	STRUZZIERY KEITH W	191 PLEASANT ST	191 PLEASANT ST	ROCKLAND MA 02370
24-9	WRIGHT JOHN & LISA	185 PLEASANT ST	185 PLEASANT ST	ROCKLAND MA 02370
24-11	PARTNERS MANAGEMENT GROUP LLC	2-10 ROCKVIEW WAY	500 CHESTNUT ST SUITE 102	ABINGTON MA 02351
24-27-2A	JBM ENTERPRISES LLC	198-200 PLEASANT ST	ATTN ATLANTIC CLEANING PRODUC 207 FAIRWAYS EDGE DR	MARSHFIELD MA 02050-4945
24-27-2C	WELCH WILLIAM L TRUSTEE WELCH REALTY TRUST	190 PLEASANT ST	190 PLEASANT ST #2C	ROCKLAND MA 02370
24-27-2D	276 NORTH CORPORATION	194-196 PLEASANT ST	194 PLEASANT ST	ROCKLAND MA 02370
24-27-2E	KIBBLE LINDA J TRUSTEE K J L REALTY TRUST	192 PLEASANT ST	78 GOVERNORS RD	MILTON MA 02186
24-32	HARRIS ROBERT E	244 PLEASANT ST	2 BORDEN RD	SCITUATE MA 02066

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
24-33	LUNDGREN GARY TRUSTEE HRG REALTY TRUST/HIGHWAY AUTO	189 VFW DR	189 V F W DR	ROCKLAND MA 02370
24-34	ROCKLAND STATION LLC	171 VFW DR	171 VFW DR	ROCKLAND MA 02370
24-111	ROBBIE HOWARD STREET LIMITED	180 PLEASANT ST	ATTN POLYMER DESIGN 180 PLEASANT ST	ROCKLAND MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

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THIS LIST IS VALID FOR 90 DAYS

State Tax Form 290
Certificate: 7604
Issuance Date: 02/23/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by KIM ELDREDGE
171 VFW DRIVE
ROCKLAND, MA 02370

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 02/23/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 24-0034

171 VFW DR

ROCKLAND STATION LLC
171 VFW DR
ROCKLAND MA 02370

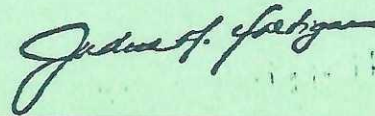
Land area : 9.66 AC
Land Value : 784,500
Impr Value : 1,409,200
Land Use : 0
Exemptions : 0
Taxable Value: 2,193,700

Deed date: Book/Page:
Class: 321-321

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$30,843.42	\$30,106.68	\$27,414.73
COMMUNITY PRESERVATION ACT	\$462.65	\$451.60	\$411.22
RESIDENTIAL REAL ESTATE TAX	\$.00	\$.00	\$.00
TOTAL BILLED:	\$31,306.07	\$30,558.28	\$27,825.95
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$23,483.49	-\$30,558.28	-\$27,825.95
Interest to 02/23/2024	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$7,822.58	\$.00	\$.00

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901
SEWER 781-878-1964
BOARD OF HEALTH 781-871-1874 EXT 1005

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

State Tax Form 290
Certificate: 7605
Issuance Date: 02/23/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by KIM ELDREDGE
171 VFW DRIVE
ROCKLAND, MA 02370

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 02/23/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 24-0029

216 PLEASANT ST

DELMONICO ROBERT M TRUSTEE
PLEASANT STREET REALTY TRS
171 VFW DR
ROCKLAND MA 02370

Land area : 0.74 AC
Land Value : 193,000
Impr Value : 2,200
Land Use : 0
Exemptions : 0
Taxable Value: 195,200

Deed date: Book/Page:
Class: 390-390

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$2,744.51	\$2,830.92	\$2,909.48
COMMUNITY PRESERVATION ACT	\$41.17	\$42.46	\$43.64
RESIDENTIAL REAL ESTATE TAX	\$0.00	\$0.00	\$0.00
TOTAL BILLED:	\$2,785.68	\$2,873.38	\$2,953.12
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatelements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$2,127.99	-\$2,873.38	-\$2,953.12
Interest to 02/23/2024	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$657.69	\$0.00	\$0.00

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901
SEWER 781-878-1964
BOARD OF HEALTH 781-871-1874 EXT 1005

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE